



PARK HARBOR
CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

August, 1994

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PARK HARBOR

CONDOMINIUM

**RESOLUTION TO ADOPT ASSOCIATION RULES
CONCERNING
CONCEALED CARRYING OF FIREARMS
PARK HARBOR CONDOMINIUM ASSOCIATION**

WHEREAS: the United States Supreme Court and the Illinois Supreme Court have ruled that it is a fundamental right, pursuant to the Second Amendment to the U.S. Constitution, for citizens to be permitted to possess and carry firearms for self-protection, both in and out of their homes; and

WHEREAS, the State of Illinois has enacted the Firearm Concealed Carry Act ("Act"); and

WHEREAS, the Board has the authority to adopt and amend rules and regulations covering the details of the operation and use of the Property; and

WHEREAS, the Board of Directors of the Park Harbor Condominium Association desires to adopt rules and regulations which closely mirror the salient provisions of the aforesaid Supreme Court decisions and Act addressing these issues both with respect to the right to possess and carry such concealed firearms but also with respect to limitations relative to the places that such concealed firearms may be carried.

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules:

1. Residents of the Park Harbor Condominium Association are permitted to possess firearms in their units consistent with statutes and ordinances of the State of Illinois and Cook County respectively.
2. Residents and guests of residents of the Park Harbor Condominium Association who are otherwise lawfully permitted to carry a concealed firearm are permitted to carry a concealed firearm during ingress and egress to/from units at the Association.
3. Residents and guests of residents of the Park Harbor Condominium Association who are otherwise lawfully permitted to carry a concealed firearm are permitted to carry a concealed firearm through the parking lot during ingress and egress from their vehicle to the building only.

4. The concealed carry of firearms is otherwise specifically prohibited within the Common Elements of the Association including but not limited to:

- Garden Area;
- Association Meetings;
- Board Meetings;
- Committee/Commission Meetings;
- Violation Hearings;
- Swimming Pool Area;
- Meeting Room;
- Laundry Rooms;
- Parking Lots (except during ingress/egress from vehicle to the building).
- Other facilities where a group may gather; and
- Any other formal Association gathering anywhere in the Common Elements or Association owned Property, except unit #105.
- Storage Rooms
- Maintenance Office

The foregoing restrictions shall not apply to current peace officers and retired police officers eligible under a federally approved retired officer concealed carry program such as the Illinois Retired Officer Concealed Carry Program.

5. Upon adoption of this rule, a sign incorporating the foregoing shall be placed conspicuously at each entrance to the building, and as may be required by law.

**Park Harbor Condominium Association
Rules and Regulations**

PARKING LOT

The speed limit for both the Pine Grove and Patterson parking lots is 5 miles per hour.
NO driver should exceed this limit when entering or leaving each lot.

Approved 05-21-15

PARK HARBOR
C O N D O M I N I U M

Bed Bug Detection/Remediation Policy

1. The Board of Directors of Park Harbor Condominium Association (the “Association”) has determined that is in the best interest of its owners, residents and guests, that a well-established policy be adopted and disseminated to the Association’s owners regarding its procedures related to bed bugs.
2. In recent years, bed bugs have become a serious threat to the health, safety and property of individuals living in close proximity with others. The Association is highly susceptible to bed bug infestations because of the closeness of its units and the shared common elements accessible by all members. This issue is made even more serious due to the fact that bed bugs reproduce and spread at a high rate and are sometimes difficult to remediate once an infestation is detected.
3. The Association shall take an aggressive position regarding preventative measures to ensure bed bugs do not become a serious issue. If bed bugs are detected, the Association will work aggressively to ensure that the known infestations are remediated so they do not spread. As of the date of this policy being adopted by the Board of Directors, the following procedures shall be followed by the Association related to the detection/remediation of bed bugs.

DETECTION

Mandatory Inspections

Upon the detection of a bed bug infestation, certain units shall be subject to mandatory inspection by the bed bug detection service. Those units will be those directly next to the infested unit, and above and below it. This is because bed bugs have the ability to move easily between units that share a wall, floor or ceiling. This pattern is known as a “clover leaf” pattern and is effective at confining any bed bug infestations. The Association shall advise members well in advance of any mandatory inspection. Units will be entered with or without permission of the owner for mandatory inspections. If access is denied after notice by the Association, the Association shall proceed with legal action to gain access and seek recovery of any and all costs/fees associated with gaining the owner’s cooperation. The cost of mandatory inspections shall be the responsibility of the originally-infested unit’s owner.

REMEDICATION

The Association shall engage in the services of a bed bug remediation service for use by all members with the known bed bug infestations. By the Association engaging in one service, it can ensure the cost is controlled as opposed to each member obtaining separate invoices. Units with known infestations **MUST** remediate their units within 5 days of being advised of the presence of bed bugs. *Unit owners are responsible for all costs associated with the remediation of his/her*

unit and all adjacent units' costs and required fees. This will ensure that the infestation does not get worse or spread to the other units. Units with known infestations MUST follow the instructions of the remediation service to prepare their unit in advance of the remediation. Preparation of a unit can be somewhat invasive and member cooperation is imperative to achieve a bed bug free environment. Remediation efforts can only be effective if unit is fully prepared. Notice of an infestation will contain instructions for preparation of unit. *Failure to properly prepare a unit after notice by the Association will result in a violation notice, and after a hearing, an imposition of a fine in the amount of \$500.00. Alternatively, the Association may proceed with legal action to gain access to the unit to conduct necessary preparation and seek recovery of any and all costs/fees associated with the preparation and gaining the owner's cooperation.* The cost of remediation services and legal fees shall be the responsibility of the affected unit owner.

Board of Directors
Park Harbor Condominium Association

Approved 05/15/2014

PLUMBING/ELECTRICAL CONTRACTOR SCHEDULING

Please be advised that when arranging for a plumbing or electrical contractor, the appointment needs to be scheduled between the hours of 8:30am and 4:30pm, Tuesday through Saturday, excluding national holidays.

Any appointment scheduled outside of these days and hours, including emergencies, the unit owner will be assessed a minimum \$150.00 charge. This \$150.00 minimum will provide the presence of the building Maintenance Manager for two (2) hours in case of emergency (building shut-offs, etc.). An additional \$75.00 per hour will be charged to the unit owner for each additional hour, after the two (2) hour minimum.

HARMFUL CONDUCT

Unit owners are responsible for the conduct or negligence of the Unit Owner, the Unit Owner's family, tenants, guests or agents.

A Unit Owner may be fined up to \$1,000.00 plus the cost of any damages incurred dependent on the severity of the violation, to be determined in the sole discretion of the Board of Directors.

This applies to:

1. Any actions or behavior that impair the safety and security of building occupants.
2. Any conduct or negligence that results in damage to common property.
3. Annoyance or nuisance to other Unit owners or occupants, as determined by the Board of Directors.

HARD SURFACE FLOORING

Any and all hard surface floor coverings installed in a unit must have a sound deadening under-layment, as approved by the Board of Directors, installed beneath them to prevent transmission of noise to surrounding units.

Any Unit Owner desiring to install a hard surface floor covering (tile, slate, wood, etc.) in any portion of the unit, other than the bathroom must first obtain written approval from the Board or Directors prior to installation.

In the event that an owner violates these requirements, the owner may be subject to the imposition of a fine. Additionally, should the owner continue to refuse to bring the floors into compliance, the Board shall have the legal right to file a lawsuit to compel compliance. Any and all attorneys' fees incurred by the Association would be the responsibility of the owner pursuant to the Declaration.

**Park Harbor Condominium Association
Rules and Regulations**

SALES

- A. No **Real Estate listings, For Sale or For Rent** signs may be posted in the windows, in front of the building, or any of the common elements.
- B. No key lockboxes may be attached to the common elements or limited common elements. Any lockbox found will be removed.
- C. Open Houses may be conducted by appointment only. The Board of Directors must be notified of an Open House by the owner three (3) business days in advance.
- D. To maintain the security of the building and ensure the safety of the residents, during an Open House all prospective buyers must be escorted in and out of the building by the person(s) showing the unit. They may not wait in the inner, locked lobby.
- E. No sales of furniture, personal belongings, or the like, by sale or auction, to which the public is invited, are permitted.
- F. No **solicitation** is permitted on the premises.

Each infraction of the rules listed above will result in a fine to the Unit owner in the amount of \$150.00. The costs to repair or replace any damage incurred to the building or any of its common elements as a result of a Unit owner's failure to adhere to these rules will be assessed to the owner.

Approved 12-02-11

**Park Harbor Condominium Association
Rules and Regulations**

XII. MOVE-IN / MOVE-OUT

- A. All move-ins / move-outs will be through the Patterson parking lot, out the back West door.
- B. Only the West elevator may be used when moving into or out of the building. Contact management to reserve the elevator.
- C. Moving is allowed Monday through Friday between 8:00 a.m. and 4:00 p.m., and by appointment only on Saturday. Moving is not allowed on Sundays or legal holidays.
- D. A \$100.00 deposit is required for all move-ins / move-outs. The deposit will be set aside for indemnification in whole or in part to the Association, for any damage to the interior or exterior of the building. Deposit balances will be refunded within thirty (30) days after the move, provided no damage has occurred to the building in connection with the move.
- E. The total cost for damage caused during move-in / move-out by unit owners or their lessees, is the responsibility of the unit owner.
- F. Anyone performing an unscheduled move will be subject to an automatic \$300.00 fine, which will be assessed to the owner of the apartment. Owners are responsible for their tenant's actions.
- G. The Board does realize that at certain times during the year, it will be impossible to accommodate everyone during the normally scheduled hours. During these periods, the Board will permit evening move times. However, it will be necessary to assess a \$60.00 per hour charge for the building engineer's time for the full duration of the move.

XIII. NUMBER OF OCCUPANTS IN UNIT

Unless specifically authorized by management, at no time shall more than two persons reside in a studio or efficiency unit, three persons reside in a one-bed-room unit or four persons reside in a two-bed-room unit.

XIV. PARKING (GARAGE)

- A. Those assigned to parking spaces must register their vehicles and sign a parking information form approved by the Board.
- B. All residents' motorized vehicles must have a parking sticker. You will need to provide the following information:
 - 1. Vehicle description (year, make, model and color)
 - 2. Vehicle registration - **THE VEHICLE MUST BELONG TO YOU.**
 - 3. Your driver's license or other appropriate identification.
 - 4. Your license plate number.

PARK HARBOR
CONDOMINIUM

RULES AND REGULATIONS
Move In & Out/Deliveries

1. The Association requires that a Unit Owner submit a completed Leasing Package and a \$100.00 processing fee prior to Tenant requesting a move-in/move-out appointment.
2. All move-in/move-outs will only be allowed through the Patterson parking lot door and gate.
3. Only the West elevator may be used when moving into or out of the building.
4. Moving is allowed Monday through Saturday between 9:00 a.m.-12:00 p.m. or 1:00 p.m.-4:00 p.m. **Moving is not allowed on Sundays or legal holidays.** You must contact the PHCA business office at (773) 477-1610 for final approval of the date and time of your move. All moves which have a duration longer than the three (3) hour window will be charged \$75.00 per hour until the move is completed.
5. All move-in/move-out appointments must be scheduled and approved at least three (3) business days in advance. Failure to schedule an appointment within three (3) business days in advance will result in a \$150.00 fine for late scheduling.
6. A \$150.00 deposit is required for all move-ins/move-outs. This check/money order must be received by PHCA prior to a move. The deposit will be set aside for indemnification in whole or in part to the Association, for any damage to the interior and/or exterior of the building. Deposit balances will be refunded within thirty (30) days after the move provided no damage has occurred to the building in connection with the move. Any damages incurred in excess of the deposit will be billed to the Unit Owner.

NOTE: Check/Money Order is to be made payable to Park harbor Condominium Association.

7. Anyone performing an unscheduled move will be subject to an automatic \$500.00 fine, **which will be assessed to the Unit Owner.** Unit Owners are responsible for their tenant's actions.
8. The Pine Grove and Patterson entrances may not be used:
 1. For move-ins or move-outs – large or small.
 2. To carry in or carry out items too large for one (1) person to carry.

Use of these entrances for move-ins/move-outs will result in a \$300.00 fine.

9. Neither the Pine Grove nor the Patterson entry doors may be propped open for carry ins or carry outs. Propping these doors open undermines our building security and leads to damages requiring hundreds of dollars to repair. Propping the entry doors open will result in a \$500.00 fine.

10. The delivery of one (1) item of furniture or any appliance must have an approved scheduled appointment one (1) business day in advance. Failure to schedule an appointment will result in a \$150.00.

11. Multiple item deliveries or the delivery of construction materials require scheduling one (1) business day in advance. Failure to schedule an appointment will result in a \$150.00.

REMINDER: FAILURE TO FOLLOW THE ABOVE RULES WILL RESULT IN A FINE, WHICH WILL BE ASSESSED TO THE UNIT OWNER. UNIT OWNERS ARE RESPONSIBLE FOR THEIR TENANTS ACTIONS.

PARK HARBOR
CONDOMINIUM

Leasing of Units

Tenants shall not be permitted to occupy the unit nor be entitled to the benefit of services until all of the enclosed information has been completed by Owner(s) and reviewed by the Board of Directors.

Any Owner(s) wishing to lease his/her unit must provide the Association with a completed leasing packet, which includes all documents listed below. Incomplete leasing packets will not be accepted by Park Harbor Condominium Association (PHCA) and will result in delay of the tenant move-in.

PLEASE NOTE: PHCA requires unit owners to interact directly with the Association regarding all matters concerning the lease of his/her unit. The Association will not provide consultative services to agencies representing unit owners.

1. Notice for Leasing of Condominium Unit (page 2)
2. Copy of executed lease (one year minimum) which includes the following clause:
 - a. **No Pets** allowed by tenants(s)
3. PHCA Condominium Unit Lease Rider (page 3)
4. PHCA Rider to Lease (page 4)
5. PHCA Crime-Free Lease Addendum and Rider (page 5)
6. PHCA Zero Tolerance for Criminal Activity Addendum (page 7)
7. PHCA Individual Unit Owner Emergency Contact Information Sheet (page 8)
8. Acknowledgement of Receipt of PHCA Rules and Regulations signed by owner and tenant (page 10)
9. Processing fee of \$100.00 must accompany the rental package (Check/Money Order made payable to Park Harbor Condominium Association)

Specific move-in and move-out procedures must be followed by all parties at the time of the move. Details concerning the required advance moving arrangements and other move-in and move-out rules as adopted and amended by the Board may be found in the PHCA Rules and Regulations.

PARK HARBOR CONDOMINIUM ASSOCIATION
NOTICE FOR LEASING OF CONDOMINIUM UNIT

Date: _____

To: Park Harbor Condominium Association
3620 North pine Grove Avenue
Chicago, IL 60613-4552

From: _____
(Print Unit Owner(s))

Re: Lease of Unit _____

In accordance with the Rules and Regulations established by the Board of Directors of the Association and the Declaration of Condominium, I (we) intend to lease the Unit to the party or parties named below upon the terms specified. The information pertaining to lessee(s) is attached hereto and made part of this notice.

Unit Owner(s) and Lessee(s) warrant that all statements and information set forth within this Lease Package is true and complete.

Unit Owner(s):

Lessee(s):

(Signature)

(Signature)

(Print Name)

(Print Name)

(Signature)

(Signature)

(Print Name)

(Print Name)

PARK HARBOR CONDOMINIUM ASSOCIATION

CONDOMINIUM UNIT LEASE RIDER

1. **LEASE AND RIDER.** This Condominium Unit Lease Rider is attached to and is part of a certain lease dated the date hereof, between the undersigned leasing a unit at:

Condominium (the "Condominium"). In the event of any conflict in the terms of the lease and the terms of this Rider, the terms of this Rider shall control. Unless the context clearly indicates otherwise, any reference in the lease or this Rider to the lease or this Rider shall be deemed to refer to both the lease and this Rider. Defined terms that may be in the lease, such as Landlord, Lessee, apartment and premises, shall be modified to the extent necessary to correspond to defined or capitalized terms as used in this Rider.

2. **CONDOMINIUM STATUS.** Tenant acknowledges that the apartment being rented is a condominium unit and is subject to a certain Declaration of Condominium ownership for the Condominium which declaration was recorded in the Office of the recorder of deeds, Cook County, Illinois. Leased to tenant as part of the unit are the right to use any limited common elements appurtenant to the unit and the right to use the Condominium common elements in common with other Owners and occupants of the Condominium, in both cases subject to such restrictions, rules and regulations related thereto now or hereafter contained in the Condominium Declaration or the Condominium association's rules or regulations. Upon written request, lessor shall make available to Tenant a copy of the Condominium Declaration and the Condominium Association's Rules and Regulations, if any. Tenant agrees to abide by all of the covenants and restrictions imposed upon Occupants and upon Owners by said Declaration (except for the payment of money required of Owners) and the Rules, Regulations and Bylaws of the Condominium Association, all as may be amended from time to time. Any violation by Tenant of any of said covenants, restrictions, Rules, Regulations and Bylaws shall be deemed a breach of this lease. Tenant hereby permits the Association's Board of Managers and its Agents to proceed directly against Tenant for any breach by Tenant of any said covenants, restrictions, Rules, Regulations and Bylaws. The Condominium Association is expressly made a third-party beneficiary of this provision.
3. **TENANT MAINTENANCE.** It is the responsibility of the Tenant to install and replace all light bulbs, filters and other commonly replaceable elements used in the fixtures in the unit when such elements become dysfunctional.
4. **RIGHT OF FIRST REFUSAL.** Tenant acknowledges that this lease (is) (is not) subject to a right of first refusal to the Condominium Association or its Board of Managers, and that should such right exist and be exercised this lease shall thereupon terminate and Lessor shall have no obligation whatsoever to Tenant other than the return of any funds paid by Tenant to Lessor.
5. **NOTICES.** Tenant shall promptly forward to Lessor any notice received by Tenant from the Condominium Association or relating to Condominium Association meetings or business or complaints about Lessor's or Tenant's actions or omissions.

Landlord (Owner) Signature

Date

Lessee (Tenant) Signature

Date

(Print Name)

(Print Name)

Landlord (Owner) Signature

Date

Lessee (Tenant) Signature

Date

(Print Name)

(Print Name)

PARK HARBOR CONDOMINIUM ASSOCIATION

RIDER TO LEASE

This Rider is added to the attached lease in accordance with the Rules and Regulations of Park Harbor Condominium Association. By this Rider, the undersigned parties to said lease expressly acknowledge that, as required by Section 18 of the Illinois Condominium Property Act, every lease and parties thereto, shall be subject in all respects to the provisions of said declaration as well as the Bylaws and Rules and Regulations of the Association, and any failure by the lease to comply with the terms thereof shall be a default under the lease.

The Board of Directors of Park Harbor Condominium Association (the "Board"), shall be a third party beneficiary of said lease and shall be entitled to pursue all legal and equitable remedies available to either party under the lease in the event of any default. No rights of the Board shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

_____ Landlord (Owner) Signature	_____ Date	_____ Lessee (Tenant) Signature	_____ Date
_____ (Print Name)		_____ (Print Name)	
_____ Landlord (Owner) Signature	_____ Date	_____ Lessee (Tenant) Signature	_____ Date
_____ (Print Name)		_____ (Print Name)	

PARK HARBOR CONDOMINIUM ASSOCIATION

CRIME-FREE LEASE ADDENDUM RIDER

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner (or Owner's agent or representative) and Resident agree as follows:

1. Tenant, any member of Tenant's household, a guest or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage or in any way be involved in, any criminal activity, including drug-related criminal activity, on or near the said premises.** Criminal activity shall include, but is not limited to, drug-related criminal activity. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance (as defined in Illinois Compiled Statutes).
2. Tenant, any member of Tenant's household, a guest or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage in any act intended to facilitate or that does facilitate criminal activity, including drug-related criminal activity, on or near the said property.**
3. Tenant, and every member of the household **shall not permit the dwelling unit to be used for criminal activity, or to facilitate criminal activity, in the unit or on the common grounds, including drug-related criminal activity, regardless of whether the individual engaging in such activities is a member of the household, a guest, or invitee, and regardless if the Tenant is at home during any such offense.**
4. Tenant, any member of Tenant's household, a guest or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage in the unlawful manufacturing, selling, using storing, keeping, or giving of a controlled substance at any location whether in, at, on, or near the property.**
5. Tenant, any member of Tenant's household, a guest or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of tenant's household, **shall not engage in any illegal activity, including prostitution, as defined in the Illinois Compiled Statute, threatening or intimidating as prohibited in the Illinois Compiled Statute, assault as prohibited in the Illinois Compiled Statute INCLUDING BUT NOT LIMITED TO the unlawful discharge of firearms on or near the dwelling unit or common grounds, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious damage as defined in the Illinois Compiled Statute.**

VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY. A single violation of any of the provisions of this

added addendum shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that a **single violation** shall be good cause for **IMMEDIATE termination of the lease** under Illinois Compiled Statute. Unless otherwise provided by law, proof of violation shall not require a criminal conviction but shall be BY A PREPONDERANCE OF EVIDENCE. Tenant consents to venue in any justice court precinct within the county wherein the unit is located in the event Owner initiates legal action against the Tenant. Tenant hereby waives any objection to any venue chosen by owner. Furthermore, Tenant agrees that in any legal proceeding brought by owner against Tenant, that Owner may, at Owner's sole discretion, allege that the rental value of Tenant's premises is less than the actual periodic rental payment tenant is charged as set forth in this agreement so that action may be taken through the justice system.

Tenant agrees that service of process of any legal proceeding, including but not limited to a special detainer or forcible detainer action, or service of any notice to Tenant, shall be effective and sufficient of purposes of providing legal service and conferring personal jurisdiction upon any Illinois court as to any tenant, co-signer, occupant or guarantor, if waived upon any occupant or other person of suitable age and discretion who is present at the premises and residing therein, notwithstanding the fact that a tenant, co-signer, occupant or guarantor may reside at a different location other than the property address described in the lease agreement. This agreement regarding service is in addition to, and not in lieu of any manner of service authorized under Illinois law or rule. By signing this lease the undersigned hereby waives any objection to service carried out under the terms of this agreement. This provision shall be effective for any extension, renewal or modification of the initial lease.

In case of conflict between the provisions of this addendum and any other provisions of the leases, the provisions of the addendum shall govern.

This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

_____	_____	_____	_____
Landlord (Owner) Signature	Date	Lessee (Tenant) Signature	Date
_____		_____	
(Print Name)		(Print Name)	
_____	_____	_____	_____
Landlord (Owner) Signature	Date	Lessee (Tenant) Signature	Date
_____		_____	
(Print Name)		(Print Name)	

Property Address: _____

PARK HARBOR CONDOMINIUM ASSOCIATION
ZERO TOLERANCE FOR CRIMINAL ACTIVITY ADDENDUM

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Landlord has zero tolerance for criminal activity in or around the Leased Premises.

This policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease.

The Tenant understands his/her responsibility to call the police/emergency services and report any suspicious activity observed, and then notify the Landlord.

The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease.

In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased premises. This includes but is not limited to illegal drug activity, gang involvement, and domestic disturbances.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable local laws and regulations.

Landlord (Owner) Signature	Date	Lessee (Tenant) Signature	Date
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(Print Name)

(Print Name)

Landlord (Owner) Signature	Date	Lessee (Tenant) Signature	Date
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(Print Name)

(Print Name)

PARK HARBOR CONDOMINIUM ASSOCIATION

INDIVIDUAL UNIT OWNER EMERGENCY CONTACT INFORMATION SHEET

Unit Owner(s): _____
(Print Name)

Unit Number: _____

Unit Owner(s) Address: _____

Telephone Number: (Home) _____ (Work) _____
(Cell) _____

Emergency Contact: Name: _____

Telephone Number: (Home) _____ (Work) _____
(Cell) _____

UNIT OCCUPANT #1 Name: _____

Telephone Number: (Home) _____ (Work) _____
(Cell) _____

Emergency Contact: Name: _____

Telephone Number: (Home) _____ (Work) _____
(Cell) _____

UNIT OCCUPANT #2 Name: _____

Telephone Number: (Home) _____ (Work) _____
(Cell) _____

Emergency Contact: Name: _____

Telephone Number: (Home) _____ (Work) _____
(Cell) _____

(For Police and Fire Department Use)

UNIT OCCUPANT(S):

Name: _____ Age: _____ Sex: _____

Name: _____ Age: _____ Sex: _____

Name: _____ Age: _____ Sex: _____

Name: _____ Age: _____ Sex: _____

I/We the undersigned Owner(s)/Tenant(s), certify that the above information is true and correct.

Unit Owner(s):

Tenant(s):

(Signature)

(Signature)

(Print Name)

(Print Name)

(Signature)

(Signature)

(Print Name)

(Print Name)

PARK HARBOR CONDOMINIUM ASSOCIATION

ACKNOWLEDGEMENT OF RECEIPT OF RULES AND REGULATIONS

I/We _____ / _____, hereby certify that I/
(Print Owner's Name(s))

I/We have provided a current copy of the PHCA Rules and Regulations to the prospective
tenant(s), _____ / _____.
(Print Tenant's Name(s))

I/We _____ / _____, acknowledge that
(Print Tenant's Name(s))

I/We have received a current copy of the PHCA Rules and Regulations.

Owner(s): _____ (Signature)	_____ (Signature)
_____ (Print Name)	_____ (Print Name)
_____ (Date)	_____ (Date)

Tenant(s): _____ (Signature)	_____ (Signature)
_____ (Print Name)	_____ (Print Name)
_____ (Date)	_____ (Date)